

# 01702 411 000

42 Hedingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Doulton Way, Ashingdon, SS4 3BX

### £450,000

Horizon Estate Agents are pleased to offer for sale this Three bedroom detached family home. Having the advantage of a modern fitted kitchen, 24' x 11'6" lounge/diner, two conservatory reception rooms, three double bedrooms and a family bathroom. Further features include a ground floor W.C, detached garage and off street parking for multiple vehicles. Located in a popular part of Ashingdon, close to local schools. Viewing is essential.

[sales@horizonestates.co.uk](mailto:sales@horizonestates.co.uk)  
[horizonestates.co.uk](http://horizonestates.co.uk)



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onTheMarket.com

### Hallway

Upvc obscured double glazed entrance door, upvc obscured window to front aspect, coving to textured ceiling, radiator, power points, stairs to first floor, storage cupboard, wood flooring.

### Lounge/Diner

24' x 11'6" (7.32m x 3.51m')

Upvc double glazed window to front aspect, coving to smooth plastered ceiling, feature fireplace, radiator, power points wood flooring, upvc double glazed patio doors to:

### Conservatory

11'1" x 9'7" (3.38m x 2.92m)

Upvc double glazed French doors to rear aspect, upvc double glazed windows to rear and side aspects, power points, tiled flooring.

### W.C

Close coupled w.c, corner wash hand basin, upvc obscured double glazed window to side aspect, textured ceiling, laminated flooring.

### Kitchen

10'9" x 7'8" (3.28m x 2.34m)

A range of eye and base level units with working surfaces over, inset stainless steel sink with drainer unit, upvc double glazed window to rear aspect, space and plumbing for appliances, textured ceiling, power points, wood flooring.

### Conservatory

11'9" x 9'10" (3.58m x 3.00m')

Upvc double glazed French doors to rear aspect, upvc double glazed windows to side and rear aspects, upvc door to side access and garage, radiator, power points, wood flooring.

### Landing

Upvc obscured double glazed window to side aspect, smooth plastered ceiling with loft access, storage cupboard, radiator, carpeted.

### Bedroom One

12'2" x 10'4" (3.71m x 3.15m)

Upvc double glazed window to rear aspect, textured ceiling, air conditioning, radiator, power points, carpeted.

### Bedroom Two

11'8" x 9'9" (3.56m x 2.97m)

Upvc double glazed window to front aspect, textured ceiling, radiator, power points carpeted.

### Bedroom Three

8'7" x 7'9" (2.62m x 2.36m)

Upvc double glazed window to rear aspect, textured ceiling, air conditioning, radiator, power points, carpeted.

### Bathroom

Three piece suite comprising panelled bath with shower attachment over, pedestal wash hand basin, close coupled w.c, upvc obscured double glazed window to front aspect, textured ceiling, tiled walls, radiator, tiled flooring.

### Garage

Electric door, upvc door to side aspect, power and light.

### Rear of Property

Paved patio area with remainder laid to lawn, tree and shrub borders.

### Front of Property

Paved driveway providing off street parking for multiple vehicles, side access.

### Additional Information

Tenure: Freehold

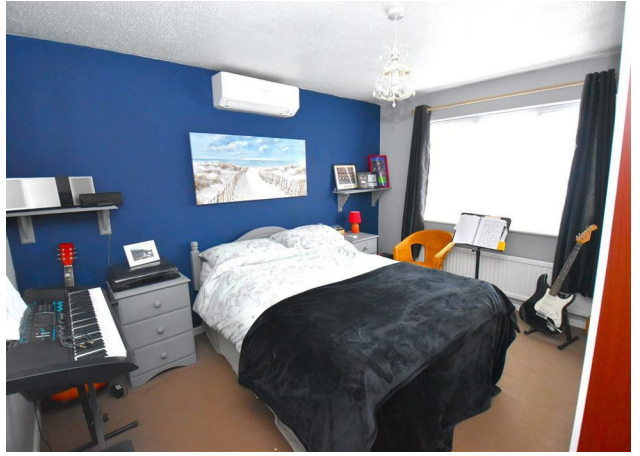
Council: Rochford District Council

Tax Band: D

### Agents Note

We recommend our customers use our panel of Conveyancers. It is your decision whether you choose to deal with our panel of Conveyancers but you are under no obligation to do so. You should know that we would receive a referral fee of £150 per transaction from them for recommending you to them.

Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.



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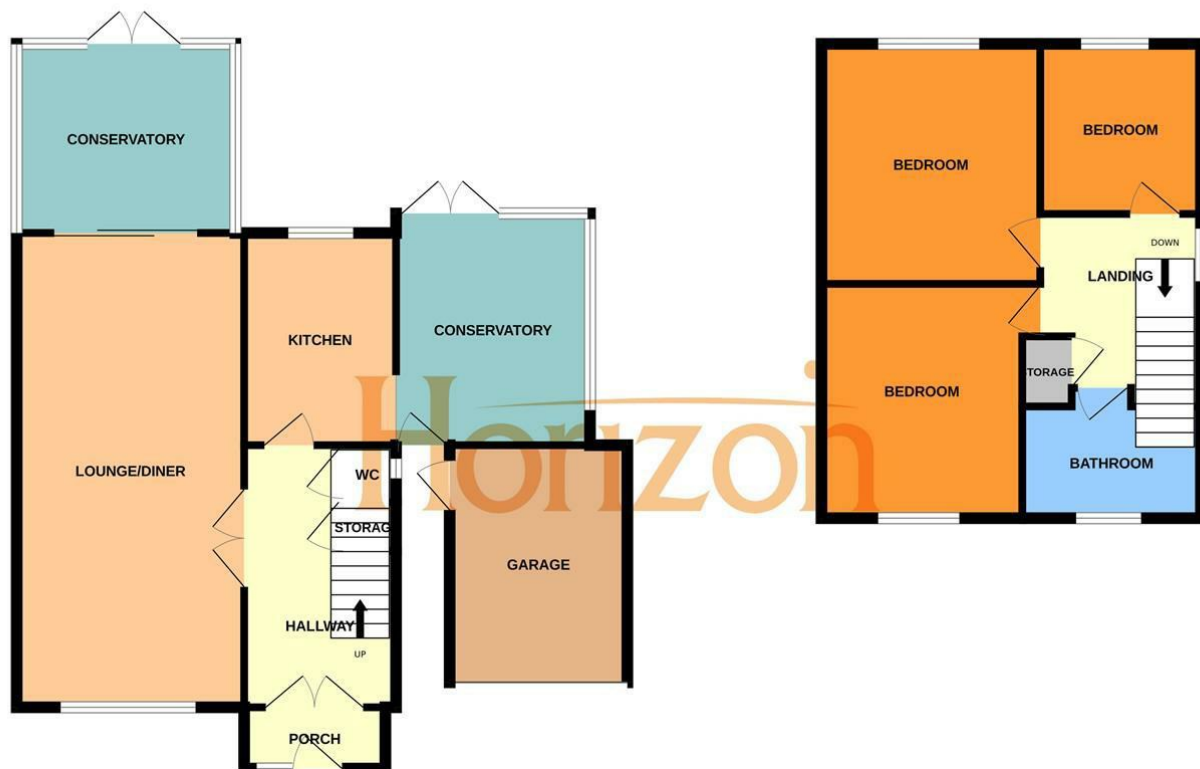
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GROUND FLOOR  
811 sq.ft. (75.4 sq.m.) approx.

1ST FLOOR  
460 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 1272 sq.ft. (118.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix C2025

| Energy Efficiency Rating                    |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---------------------------------------------|-----------|-----------------------------------------------------------------|-----------|
|                                             | Potential |                                                                 | Potential |
| Very energy efficient - lower running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>                          |           | (92 plus) <b>A</b>                                              |           |
| (81-91) <b>B</b>                            |           | (81-91) <b>B</b>                                                |           |
| (69-80) <b>C</b>                            |           | (69-80) <b>C</b>                                                |           |
| (55-68) <b>D</b>                            |           | (55-68) <b>D</b>                                                |           |
| (39-54) <b>E</b>                            |           | (39-54) <b>E</b>                                                |           |
| (21-38) <b>F</b>                            |           | (21-38) <b>F</b>                                                |           |
| (1-20) <b>G</b>                             |           | (1-20) <b>G</b>                                                 |           |
| Not energy efficient - higher running costs |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales                             |           | England & Wales                                                 |           |
| EU Directive 2002/91/EC                     |           | EU Directive 2002/91/EC                                         |           |

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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